

**JOINT SPECIAL MEETING
MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2 & 4**

23801 East Florida Avenue

Aurora, Colorado

November 16, 2016

5:00 P.M.

Board of Directors District No. 1

Tanya Alpert, President	Term Expires May 2018
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2020
Alan Westfall, Assistant Secretary	Term Expires May 2018

Board of Directors District No. 2

Tanya Alpert, President	Term Expires May 2020
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2018
Alan Westfall, Assistant Secretary	Term Expires May 2018

Board of Directors District No. 4

Tanya Alpert, President	Term Expires May 2020
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2020
Michael Alpert, Assistant Secretary	Term Expires May 2018
Brian Alpert, Assistant Secretary	Term Expires May 2018
Alan Westfall, Assistant Secretary	Term Expires May 2018

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. **Consent Agenda Items** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Approval of Board Meeting Minutes from July 20, 2016 Joint Regular Meeting (**enclosure**)
 - b. Approval of Board Meeting Minutes from September 26, 2016 Special Meeting (District No. 1) (**enclosure**)
 - c. Acceptance of Unaudited Financial Statements as of September 30, 2016 (to be distributed)

- d. Approval of Operations Payables (September 27, 2016 – November 16, 2016) (\$119,243.73) (**enclosure**)
- e. Approval of Engagement of L. Paul Goedecke, P.C., for 2016 Audit (District No. 1) (no change in scope or fee) (to be distributed)
- f. Approval of Independent Contractor Agreement with Front Range Recreation, Inc. for Pool Maintenance Services (**enclosure**)
- g. Approval of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2017 Landscape Maintenance Services (**enclosure**)
- h. Approval of Second Amendment to Independent Contractor Agreement with Horticultural Specialists, Inc. for Tree Maintenance, Mosquito Control, and Winter Watering Services (**enclosure**)
- i. Approval of Termination of Agreement with M&D Maintenance, LLC for District Maintenance Services (**enclosure**)
- j. Adoption of Resolution No. 2016-11-01: Joint Annual Administrative Matters Resolution (**enclosure**)
- k. Adoption of Resolution No. 2016-11-02: Joint Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
- l. Adoption of Resolution No. 2016-11-03: Concerning Authorization for Approval of Contracts and Payment of Claims (District No. 1) (**enclosure**)
- m. Approval of Reimbursement Agreement with MCSS, LLC for Murphy Creek Self Storage Public Improvements (District No. 1)
 - i. Approval of Acceptance of Conveyance of Murphy Creek Self Storage Public Improvements from MCSS, LLC (District No. 1)
- n. Approval and Renewal of Consultant Agreements for 2017 Services (copies of all agreements available upon request; no changes in scope or fees unless otherwise noted):
 - i. Summit Management & Consulting Services, LLC for District Management Services
 - ii. Summers and Associates, LLC for Construction Management Services
 - iii. Metropolitan District Public Safety Group, LLC for Security Services
 - iv. Simmons & Wheeler, P.C. for Accounting Services
 - v. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel Services
 - vi. @ Yur Service, LLC for Handyman Services

- vii. New Visions LM, LLC for Handyman Services
- viii. Tatyana Golyansky for Clubhouse Cleaning Services
- ix. Pet Scoop Services for Pet Waste Removal Services
- x. WYOCO Erosion Control, Inc. for Erosion Control Services
- xi. Key-Rite Security Lock & Safe, Inc. for Security System and Monitoring Services

6. Financial Matters

- a. Conduct Public Hearings on 2016 Budget Amendments and Adoption of Resolution Nos. 2016-11-04 (District No. 2) and 2016-11-05 (District No. 4) (**enclosures**)
- b. Conduct Public Hearings on 2017 Budgets and Adoption of Resolution Nos. 2016-11-06 (District No. 1), 2016-11-07 (District No. 2), and 2016-11-08 (District No. 4) (**enclosures**)
 - i. Discuss Replacement of Trees, Plants and Shrubs throughout District in Relation to 2017 Budget
- c. Consider Approval of Murphy Creek Metropolitan District No. 1 Revenue and Limited Tax Obligation Extension of Promissory Note (\$8,100,000)
- d. Consider Approval of Murphy Creek Metropolitan District No. 1 Revenue and Limited Tax Obligation Extension of Promissory Note (\$25,000,000)

7. Legal Matters

- a. Update on November 2016 Elections

8. District Manager Report (**Enclosure**—Management Report)

- a. Review 2017 Operations Budget and Expenses (**enclosure**)
- b. Discuss 2016 Pool Report (**enclosure**)
- c. Update on Signage for Motor Court Parking (**enclosure**)

9. Security Update

- a. Update on Installation of Cameras at District Facilities (**enclosures**)

10. Construction Manager Update

11. Other Business

- a. Next Regular Meeting (District No. 1) — April 26, 2017 at 5:00 P.M.

12. Adjournment

2017 Meeting Dates (all at 5:00 P.M.)

District No. 1:

April 26, 2017

July 26, 2017

November 15, 2017 (Budget Hearing)

District Nos. 2 & 4:

November 15, 2017 (Budget Hearings)